

STATE OF NEW JERSEY
SECAUCUS HOUSING AUTHORITY
700 COUNTY ROAD
SECAUCUS, NEW JERSEY

January 25, 2024

THIS IS CONDENSED TRANSCRIPTION OF TAPED MINUTES TAKEN ON THURSDAY,
JANUARY 25, 2024, KROLL HEIGHTS, SECAUCUS, NEW JERSEY.

Executive Director Christopher Marra called the meeting to order.

ROLL CALL:

Chairman Michael Harper
Vice-Chairman Antonio Suarez
Commissioner Michael Schlemm
Commissioner Raj Pardasani
Commissioner Richard Fairman
Commissioner Patricia Mondadori
Commissioner John Bujnowski*

Also Present: Executive Director Christopher Marra
Stephen Natoli, Esq., Counsel to the Authority
William Katchen, CPA to the Authority

OPEN PUBLIC MEETINGS ACT

“Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of an Annual Meeting Notice with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Center, and delivery of same to the Jersey Journal on December 15, 2023.”

FLAG SALUTE

APPROVAL OF MINUTES OF DECEMBER 7, 2023

Corrections noted: Commissioner Suarez was not present; Vice-Chairman is not Michael Schlemm, but Antonio Suarez is Vice-Chairman.

Motion to approve December 7, 2023 minutes as amended made by Commissioner Mondadori; 2nd by Commissioner Schlemm.

VOTE: AYES/All Present Commissioners (4)
Abstain: Harper/Suarez

Absent: Bujnowski*

PAYMENT OF CLAIMS

Commissioner Pardasani: Management Computer website - \$17,000. ED Marra: It's from PHA Webb, SHA annual licensing agreement.

Motion to accept made by Commissioner Mondadori; 2nd by Commissioner Suarez.

VOTE: AYES/All Present Commissioners (6)

Absent: Bujnowski*

PUBLIC COMMENTS – nothing at this time

COMMITTEE REPORTS

Finance Committee

1. RESOLUTION #2024-1 – HUD BUDGET INTRODUCTION & NEW JERSEY DCA BUDGET

(This portion of meeting is verbatim to the best of my ability.)

MR. KATCHEN: You have two budgets for consideration. You have a HUD form of budget that, although you no longer are public housing, the RAD User Agreement that you agreed to with HUD requires that you still consider a form of budget that is similar to what we've prepared prior to the conversion to RAD. That budget reflects an excess of revenue over expenses of \$216,430. It includes in OCAF – Operating Cost Adjustment Factor for the first time in two years, so that we reset the time period that we were required to comply with the changes in rents.

Utilities have been increased consistent with the OCAF, the rental income has been very strong with the Social Security last year, your rental income is up. So this budget also includes \$50,000 contribution towards a flooring project in the Capital area.

On the State side, you have 3 budgets: you have the budget that we just talked about, which is one column of the budget; you have the Housing Choice Voucher Program, which is your largest funded program, and you have a capital budget. The Housing Choice Voucher Program combined with the Public Housing Budget reflects in total an expected net of 2-75-5-62. Now the difference between that and the other budget is the voucher excess of 9,130 and the 50,000, which has now been moved to the Capital budget. So if you took the 275-562 minus the 9,130 minus the 50, it would tie back from what we just talked about with the HUD form of budget.

Additionally, your surplus amounts as projected at the end of next year on Page F8, that anticipates after the use of 50,000 for flooring, \$2,290,048; surplus for the Public Housing Converted RAD and on the Housing Choice Voucher side, a very strong surplus of 995-571, which at some point, Chris and I might try to petition HUD to see if there's any flexibility to try to use that for improvements on the converted buildings. They resist on that because they do not want to set a precedent, so we may want to talk about some time down the road of moving to a work application.

Under HUD's Moving to Work Program, you select a regiment you might want to follow, such as: an FSS type of program where you would assist participants, but I haven't talked to Chris about it, but it's a subject for us to talk about, where you could assist participants in training in jobs and if HUD did approve you for that, then you would have a lot more flexibility, but the good news is right now, the program is very surplus (inaudible).

(At this point in the meeting, Commissioner Bujnowski came into the room.)

Now change on both these budgets that Chris and I went over and this is my fault, and I apologize for this, is Chris had requested that we increase your Reserve for Repair and Replacement. You've been putting away 100,000, which is in excess of what the study needs – it says that you're required to put away. Chris asked that number be increased to 150 in this budget. So if the Board is okay with it, we ask for an amendment on the State Resolution to increase the appropriations by 50,000, which would increase your funding to your Reserve for Repair and Replacements by 50,000.

Your largest increase, unfortunately, Insurance, but candidly across the board, the average JIF, your insurance bill of 22% there. It sounds like a heck of a lot, but at the end of the day, my non-public housing clients in the rental area, they're seeing numbers north of 30%, if they can even get coverage – multi-family.

Your health insurance this year, last year went up 23%; this year it's 7.4%. Your annual pension appropriation actually is flat or went down a little bit by virtue of the investment and the contribution by the State to the program. That's pretty much it."

COMMISSIONER FAIRMAN: Please explain basically, the capital allocations and putting them off to the side, just looking at run rates of revenue and expenditures, how does that compare to the 275 surplus and is that a reasonable one way of trying to measure how SHA flows are?

MR. KATCHEN: The 275 public housing units, that's a very excess of revenue over expenses. Other part is and one of the advantages of SHA converting to RAD – last year the increase in rents was 5.3%, which is what SHA just experienced January 1st. Next year they've already published the increase at 5.6% -- no haircut. SHA rents will go up 5.6%. On public housing side, HUD this year – 2 years ago HUD historically funded public housing at 101.5% -- first time ever in my career that I saw an allocation in excess of 100. Last year was 93%; this year they're projecting 90%. SHA being RAD, HUD's met their commitment to stabilize and not increase you by the OCAF. Granted 5.3 sounds like a lot, but if you go on the internet and put in HUD's across the board OCAF for utilities nationwide, average across USA is expected to be 30% in utilities only; that's why OCAF is over 5%. In the next few years with inflation going down, we'll maybe back to 3% or 2-1/2, but what SHA has going for it is a strong rental income base. With the new Harper rents, that's going to go down because of 100,000 on the asset limit because they want more people coming in who are at a lower income level. But in answer to your question, your surplus of \$2.2 million has continued to grow.

COMMISSIONER FAIRMAN: Relative to loan agreement we have and a debt service coverage ratio covenant that – MR. KATCHEN: 1.2. COMMISSIONER FAIRMAN: Does this budget for purposes of that calculation and agreement, satisfy that covenant of 1-1/4? MR. KATCHEN: Yes, it does – 1.20%. COMMISSIONER FAIRMAN: What would pro forma number be then? MR. KATCHEN: Debt service alone is \$135,000; so you would have to be at 170 – 20% on top of that. Bottom line, your net income is projected to be 215; debt service – you need to have a 1.20 debt service coverage – 20% above what your bottom line.

MR. KATCHEN: An amendment to the Resolution to increase the appropriations by 50,000 is needed by February 1st, 2024.

Chairman Harper thanked Mr. Katchen for being at the meeting.

1. RESOLUTION #2024-1 – BUDGET INTRODUCTION WITHOUT NUMBERS

Motion to approve made by Commissioner Schlemm; 2nd by Commissioner Pardasani.

VOTE: AYES/All Present Commissioners (7)

2. RESOLUTION #2024-2 – NJDCA BUDGET INTRODUCTION – AS AMENDED

Motion to approve made by Commissioner Suarez; 2nd by Commissioner Mondadori.

VOTE: AYES/All Present Commissioners (7)

(At this point in the meeting, Mr. Katchen left.)

ED MARRA: Account balances significantly down by \$3,182,000 whereas on July 1, SHA had \$4,647,000 – 2 CDs closed out to pay Blackstone. Two are left. Money came out of HCV bank account - \$480,000. One expires June; other one is July. 240 stayed the same in the 11 and 12-month bank account. SHA got tax form today for 12/31 about what SHA earned. Question raised at December meeting at The Elms – what is rent for these apartments. Typical housing authority gets 30% of their income, which isn't really the truth. Truth is that is what you get for rent when they're below that number. If you're in The Elms and you have 1-bedroom and 30% of your income is \$500, SHA gets a half for \$291 – really getting \$791. That is what Mr. Katchen talked about for next year – 5.3%.

COMMISSIONER FAIRMAN: Re: advanced to full funding from Town of Secaucus. ED MARRA: Town approved checks on their bill list on Tuesday night; I will call Finance tomorrow to get it. Final bill hasn't come from Blackstone, roughly \$95,000, but SHA took money from other accounts in order to pay last bill. This will re-supplement those accounts; whatever we have left over will go into Account #3. COMMISSIONER FAIRMAN: How much will 12-31 might increase when everything settles. ED MARRA: This should exceed \$100k, not much more than that. Account IDRR Money Market 141 – that's account down to \$109,000 from 900,000 earlier in the year; that's where we are putting 209 when we get it. In addition, in January when we got \$34,000 from Verizon, that money went into that account. This is account Annual Replacement & Reserve – in fiscal year starting 4/1, we will put \$150,000 divided by 12, so each month as you collect rent, put money aside and whatever that is equal \$150,000 to March 31, 2025. When we do job next door for flooring at 600 County, it is paid out of Operating, not out of Capital.

ED MARRA: Verizon checks shown; 2024 Public Housing JIF bill with long memo of explaining why it went up so much, and 2024 first annual Employer Appropriation. Public Employer Retirement System – SHA contribution is \$96,840 this year; last year \$89,285. JIF number jumped 110K or 120K – big increase which was accounted for in budget.

PROFESSIONAL SERVICES COMMITTEE

Fee Accountant, Auditor and Legal Services. Other than Policari increasing his fee \$500, everybody kept fee the same as 2023; only received one proposal for each service. All returns – Natoli, Bill Katchen, Polcari.

RESOLUTION #2024-3, 2024-4, 2024-5 – FEE ACCOUNTANT. AUDITOR & LEGAL SERVICES

Motion to approve Resolutions #2024-3, 2024-4 and 2024-5 made by Commissioner Schlemm; 2nd by Commissioner Pardasani.

RESOLUTION #2024-3 (Accounting Services)

WHEREAS, the Housing Authority of the Town of Secaucus has need for fee accounting services for the fiscal year commencing on 4/1/2024; and

WHEREAS, the Housing Authority solicited for proposals for accounting services and received one (1) proposal in response to its duly advertised Request for Proposals; and

WHEREAS, the proposal was reviewed and rated by the Professional Services Committee and it has been determined that the contract should be awarded to the highest rated proposal in compliance with the RFP;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Town of Secaucus that the proposal submitted by:

William Katchen, CPA
596 Anderson Avenue
Cliffside Park, NJ 07010

in the annual amount of \$36,000.00 and an hourly rate of \$175.00 be hereby approved; and

BE IT FURTHER RESOLVED that this award has been made through a Fair and Open Competitive process in accordance with the rules of the State of New Jersey

RESOLUTION #2024-4 (Award of Audit Contract)

WHEREAS, there exists a need for financial auditing services to be rendered to the Housing Authority of the Town of Secaucus for the Fiscal year ending 3/31/2024; and

WHEREAS, the Housing Authority duly advertised and solicited proposals for these services in accordance with the requirements of HUD Handbook 7460.8 and PIH Notice 90-47; and

WHEREAS, the Housing Authority received one (1) proposal in response to its RFP and the Professional Services Committee has reviewed the proposal in accordance with its established rating system; and

WHEREAS, the highest rated proposal was submitted by the firm of:

Polcari & Co.
2035 Hamburg Turnpike, Unit H
Wayne, New Jersey 07470

BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the Town of Secaucus that a contract for auditing services be hereby awarded to:

Polcari & Co.
2035 Hamburg Turnpike, Unit H
Wayne, New Jersey 07470

in the amount of \$14,500.00 and

BE IT, FURTHER, RESOLVED that a copy of the proposal is on file in the office of the Housing Authority of the Town of Secaucus and this award was made through a fair and open competitive process in accordance with rules of the State of New Jersey.

RESOLUTION #2024-5 (All Legal Services)

WHEREAS, the Housing Authority of the Town of Secaucus has need for ordinary legal services for the fiscal year commencing on 4/1/2024; and

WHEREAS, the Housing Authority solicited for proposals for legal services and received one (1) proposal in response to its duly advertised Request for Proposals; and

WHEREAS, the proposals have been reviewed and rated by the Professional Services Committee and it has been determined that the contract should be awarded to the highest rated proposal;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Town of Secaucus that the proposal submitted by:

The Law Offices of Stephen J. Natoli
110 A Meadowlands Parkway, Suite 101
Secaucus, New Jersey 07094

in the annual amount of \$24,000.00 and an hourly rate of \$160.00 be hereby approved; and

BE IT FURTHER RESOLVED that this award was made in accordance with a Fair and Open competitive process in accordance with the rules of the State of New Jersey.

ED Marra explained Accountant and Auditor is a specialized thing, probably only 6 or 7 firms that do this work in New Jersey – either auditor or fee accountants. Fee accountants probably reconcile Housing Choice Voucher every month, also super specialized.

POLICY COMMITTEE

RESOLUTION #2024-6 – ANNUAL AUTHORIZATION TO ATTEND CONFERENCES

WHEREAS, the Housing Authority of the Town of Secaucus attempts to remain current on issues that affect the administration of its housing programs; and

WHEREAS, there are several industry recognized organizations that conduct seminars and conferences that are of importance and interest to the staff and Board of Commissioners of the Housing Authority;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Town of Secaucus that those interested Commissioners and staff are hereby authorized to attend the following conferences:

PHADA Annual Convention & Exhibition June 2 – June 5, 2024 New Orleans, LA
PHADA Legislative Forum September 8-10, 2024, Washington DC
PHADA Commissioner's Conference TBD January 2025
NJAHRA Annual Conference September 2024 - Atlantic City, NJ

NJNAHRO-Conference April 29-May 1 2024, Atlantic City, NJ
NJNAHRO Conference & Training November, 2024 Atlantic City
NAHRO Washington Conference April 8-10, 2024 Washington, D.C.
NAHRO National Conference September 26-28, 202 Orlando, FL

Motion to approve Resolution #2024-6 made by Chairman Harper; 2nd by Commissioner Suarez.

VOTE: AYES/All Present Commissioners (7)

BUILDINGS & GROUNDS

Bids are out for removal and replacement of Community Room flooring at 600 County. Walk through on 31st and bids received 2/13 February. Hopefully at February's meeting bids will be awarded for contract.

Report on water infiltration on eastside of 600 County Avenue: Floors 8 & 9 and also specifically Apartment 1202 and email sent out to everybody at that building, if you are getting water infiltration during rain; always east side. There are 6-7 apartments and at 1202 in excess of \$30,000 has been spent over last 3 years or more to try to fix problem in 1202 every single time there's a hard rain. Somehow going through EIFS, coming into bedroom closet, which is as far over in the apartment, then coming down (there are ceiling tiles there), just lining ceiling tiles. At one time we moved someone out of 1202 as woman was hysterical every time. Floors 8 & 9 are getting water, always by window chalk joints. Lee was asked for a plan, not to spend more than \$75,000; need a band aid to hold SHA for 3-4 years. As a person not trained in this, it's happening around windows on lower levels, probably around chalking of the windows, which means someone might have to go on side of building: start at 10, unchalk every window, rechalk windows all the way down. 12 is a different story. Is it what's happening above 12 in terms of EIFS. EIFS has been waterproofed 2 times in last 5 years – water coming through and going down. Roof was replaced over 1202, not coming from roof; just replaced a little window you step out onto the roof, that window was loose, maybe had gaps in it. We had window replaced, solidified that window; trying every single thing we can to stop water coming into 1202.

Preliminary report on The Elms Project: **Following portion is verbatim as requested by ED Marra:** "That project started out at \$1,860,000. That was to do all 4 sides of the building. Over the course of time at the last meeting, Lee approved Change Orders. When we originally gave out the contract, if you remember too, it was for only 3 sides of the building – that's all the money we had. So in the Change Orders, if you remove the 1 million 860, we needed about another \$209,000 to bring the total cost up to \$2,019,00 – I'm going to get the right amount and I'll send it to Debbie tomorrow, where the final cost of the building was at.

In the end, we borrowed 450 plus 209 – we borrowed \$659,000 from the Affordable Housing Trust Fund. I really didn't think, you know, we're actually lucky it was there and we have to do some more closing up with that, so that we have all the paperwork in order, but the reality is, I mean, where were we going to find \$659,000 to finish that project? We just weren't, and we weren't getting it from the County; we weren't getting it from Bill Pascrell – he'd already given it to the Community Center, so there was no other place to get that money.

So that building is done. Right now they're – I just got the permit from the Town of Secaucus the other day that was emailed to me from Blackstone and we're waiting for the warranty

papers from Dryvit and so that project is done and I have to admit that I will talk to them when I close out (inaudible), I expected so many headaches with that project, so many, and there were very few. And don't forget they were in 100 people's apartments doing the windows, making a mess, and they cleaned it all up. They were very good and they showed up every day, every single day. Remember how sometimes we would get a contractor, he would do a roof; all of a sudden he would disappear for 3 weeks, right? They showed up every single day and they were able to actually finish that job, and I never thought they would finish that job. I thought they were going to have come back in the Spring.

The Elms residents were happy with the inside; they were happy with their windows. We shouldn't get any more complaints about water infiltration for at least the next 10 years and live on the inside and don't have to deal with the color; and we were fine. That project is done, but what it really does is, it's going to take us some number of years to restock our money to do other things like replace flooring in 600; replace flooring in 777; paint 777 inside. You know, I'm going to go back to see Gary Jeffas and see if they're willing to let us take any more money from the County to see if painting is an eligible project under the CDBG Program. It cost \$93,000 to paint the 12-story building. What is it going to cost to paint the 6-story building? I hope it costs a little less. That's the end of Buildings & Grounds."

COMMISSIONER FAIRMAN: Complimented the B&G Committee for the work that was done, thoroughness of it contributing to the success.

HOUSING CHOICE VOUCHER PROGRAM

VOUCHERS IN SECAUCUS

Month	Vouchers	Housing Assistance Payment (HAP)
November	248	\$284,724
December	252	\$292,409
January	249	\$289,867

SHA VOUCHERS THAT PORTED OUT

Month	Vouchers	HAP & Admin Fee
November	14	\$16,900 (HAP) \$876.41 (Admin Fee) \$11.00 (Utility)
December	12	\$13,540 (HAP) \$753.04 (Admin Fee) \$11.00 (Utility)
January	12	\$13,949 (HAP) \$755.86 (Admin Fee) \$11.00 (Utility)

OUTSIDE HOUSING AUTHORITY VOUCHERS THAT PORTED INTO SECAUCUS

Month	Vouchers	HAP & Admin Fee
November	16	\$24,884 \$1,142.30
December	16	\$23,798 \$1,142.30
January	16	\$23,798 \$1,142.30

CORRESPONDENCE – nothing more at this time
OLD, NEW OR OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS

Linda - #304 – 600 County Road – Roof is leaking again at laundry room, ceiling is coming apart. ED MARRA: Roof is under warranty and one machine is broken, a new one will be purchased, hopefully, in February. LINDA: When painting done, everything taken off the walls, but nothing put back up. Fire exit signs should also be put back up for new residents. Laundry Room – please note on wall in English and Spanish – **When your laundry is done, please come down within 15 minutes as next person is trying to do their laundry. Take your items out and put in cart.** That sign was never put back up. Laundry floor is quite dirty.

ED MARRA: Over past 4-5 weeks, historically with all custodial contracts, after 1st year things get done less and less, people not here long enough, so I had company representative and head woman in charge of the company in office today with Adam and Ronnie at 8 A.M. this morning. #1 – when first hired, how early could they start. I told them 7:30, a gift, as Ronnie arrives at 8 A.M. That slowly became 6:30 A.M. and gone by 8:30; that ends on Monday. They come in at 8 A.M.; people were given schedule of what to do each day – daily or 1x a week. They will now go to maintenance man and get Monday piece of paper, do whatever tasks are on there for Monday. Go back to maintenance man, **print their name**, and then he has to sign it. He is required to go spot check 1 item **each day**. Today they sent 2 people – one person goes to that building, one person stays here. Anticipation is that they should be here for about 2 hours; then they go to The Elms with 2 people in that building and anticipation is, they should be there for a little over an hour **each day**. They were not in the more recent times. We are doing this for the foreseeable future until we see a change. Company asked today to change to 7:30 A.M. and I said no, 8:00 A.M.

LINDA: Are we going to get our hallways done? ED MARRA: Not in 2024. Community Room rug is going to be ripped up and new floor put down like at The Elms. LINDA: What about furniture in hallways? ED MARRA: When floor gets done, furniture will get changed.

ANN - #804 – Getting water in living room on left hand side of window and also bedroom. You've seen it, but it's gotten worse. ED MARRA: On January 31st, company that did The Elms, Blackstone & Dryvit, are coming here to look at 802, 804, 806, 1202, 1206 – water infiltration and see if Lee, Architect, can come up with a plan that maybe Blackstone could do for us. ANN: Asked about cleaning company? ED MARRA: They come at 6:30 and then gone. That's the issue. They need to come at 8 A.M. now, which they'll be doing on Monday. ANN: They don't clean. They vacuum, but not like you're supposed to. ED MARRA:

I told them that in meeting today. Thursday is clean windowsills, etc. Ronnie will spot check. ANN: Change machine in laundry room doesn't always give change. ED MARRA: New machines would be expensive.

LINDA: #304 – Neighbor had new door put in her bedroom, but door wasn't proper size; big space on top and bottom. ED MARRA: She should have come to Office and told me that. There are a couple of doors we're talking about: changing people's closet doors as they were dented, old, everyone complaining, new tenants – so we were changing them. Are you saying bedroom door or closet door? LINDA: Closet door. ED MARRA: If they have a problem, send her to Office as I heard this had happened, but that we would take it out and replace it. Come to Office.

**SECAUCUS HOUSING AUTHORITY
RESOLUTION NO. 2024-7
AUTHORIZING EXECUTIVE SESSION**

WHEREAS, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Secaucus Housing Authority to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in “Executive Session,” i.e. without the public being permitted to attend, and

WHEREAS, the Secaucus Housing Authority has determined that 1 issue is permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on January 23, 2024 at 8:00 P.M, and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

1

“(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body” The collective bargaining contract(s) discussed are between the Board and the Secaucus Union

_____;

1

“(8) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.” Subject to the balancing of the public’s interest and the employee’s privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are

_____;

WHEREAS, the length of the Executive Session is estimated to be 20 minutes after which the public meeting of the Secaucus Housing Authority shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Secaucus Housing Authority will go into Executive Session for **only** the above stated reasons;

BE IT FURTHER RESOLVED that the Board of Commissioners hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public’s interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

Subject of Discussion	Estimated Date	Necessary Occurrence
Collective Bargaining Agreement	2/22/82024	
Personnel	2/22/2024	

BE IT FURTHER RESOLVED that the Secretary, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.

Michael Harper, Chairperson

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE SECAUCUS HOUSING AUTHORITY AT ITS

PUBLIC MEETING HELD ON January 23, 2024.

Christopher Marra, Secretary

Motion to move into Closed Session made by Commissioner Mondadori; 2nd by Commissioner Suarez.

VOTE: AYES/All Present Commissioners (7)

CHAIRMAN HARPER: Motion to adjourn meeting.

Motion to adjourn Regular Meeting made by Commissioner Suarez; 2nd by Commissioner Pardasani.

VOTE: AYES/All Present Commissioners (7)

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber